



Ramshaw Cottage, Hundall, Apperknowle, Dronfield, Derbyshire, S18 4BS

Saxton Mee

# Hundall

## Apperknowle

Offers Around

# £650,000

An amazing opportunity to purchase an immediately appealing and spacious five bedroomed and two bathroomed cottage with 3/4 of an acre or thereabouts of garden and grounds which is enviably located within the sought after hamlet of Hundall, amidst delightful rural surroundings.

Believed to have origins dating back to 1720 with later extensions, the property was last offered to the market 45 years ago and offers flexible and versatile accommodation equally ideal for a family or couple who would embrace the land/garden.

Offering gas fired central heating via a Worcester combination boiler and having many new recently installed uPVC double glazed windows, the accommodation briefly comprises: entrance porch, downstairs WC, spacious living room, conservatory, fitted breakfast kitchen, dining room, snug with log burner, side porch, landing, master bedroom with period feature fireplace, four further bedrooms (one being ideal as a study area which in turn provides access to a shower room with adjacent laundry room), and family bathroom.

Cottage garden immediately to the front of the property, drive to the side, breeze block garage and two good sized former farm buildings (one of which is in need of repair). Garden and grounds are set down mainly to grass with orchard of apple and damson trees. It should be noted that there is a footpath which has its own access initially leading down the right hand side of the plot.

- Delightful location
- Sought after hamlet/village
- Four/ five bedrooms / two bathrooms
- Three miles from Dronfield
- 3/4 of an acres of grounds
- Considerable potential to improve/extend (subject to necessary consents)
- Downstairs WC
- Council Tax Band: E
- Freehold
- EPC: D





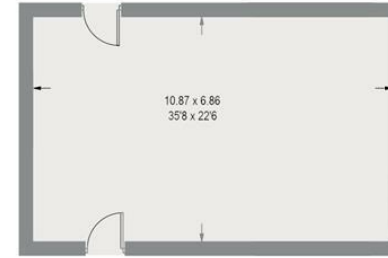
# RAMSHAW COTTAGE

APPROXIMATE GROSS INTERNAL AREA = 190.7 SQ M / 2052 SQ FT  
 OUTBUILDINGS = 59.7 SQ M / 643 SQ FT  
 TOTAL = 250.4 SQ M / 2695 SQ FT

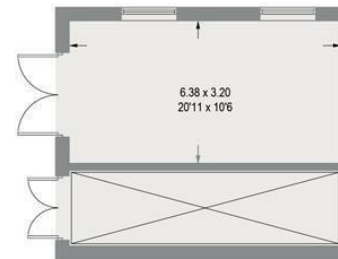


GROUND FLOOR  
 110.5 SQ M / 1189 SQ FT

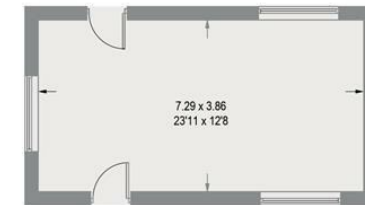
FIRST FLOOR = 80.2 SQ M / 863 SQ FT



(NOT SHOWN IN ACTUAL  
 LOCATION / ORIENTATION)



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(NOT SHOWN IN ACTUAL  
 LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. \*A Life Assurance policy may be requested.\* \*Written Quotations of credit terms available on request.\*

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